

## TEXAS TRANSPORTATION COMMISSION

KENDALL County

## MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the City of Boerne, Kendall County, on I-10, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 83, at Page 192, of the Deed Records of Kendall County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (tract), is no longer needed for a state highway purpose.

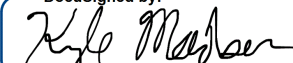
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

KTB Development, LLC, a Texas limited liability company, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$7,938.

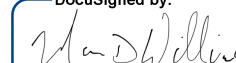
The commission finds \$7,938 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to KTB Development, LLC, a Texas limited liability company, for \$7,938.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
0E1B35AE191740E...  
Executive Director

116085 August 31, 2021

Minute Number	Date Passed
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## METES AND BOUNDS DESCRIPTION FOR TRACT 2

A 0.0304 acre (1,323 square feet) tract of land being a portion of an existing 0.340 acre drainage channel easement described in a deed executed on August 11, 1961 from Herbert P. Edmundson and wife, Lida Arnold Edmundson to the State of Texas, recorded in Volume 83, Page 192 of the Deed Records of Kendall County, Texas, being in Lot 4 of the plat of BDSP – Scenic Loop Rd recorded in Document No. 353459 of the Plat Records of Kendall County, Texas, in the City of Boerne, Kendall County, Texas. Said 0.0304 acre tract being more fully described as follows, with bearings and coordinates based on the North American Datum of 1983 (NA2011) epoch 2010.00 from the Texas Coordinate System established for the South Central Zone, with a surface adjustment factor of 0.00017 applied:

COMMENCING at a found ½ inch iron rod with a yellow cap marked “Pape-Dawson” on the existing northeast right-of-way line of I.H. 10, a variable width right-of-way (300 feet minimum), at the south corner of Lot 1 of said plat of BDSP – Scenic Loop Rd, the west corner of Lot 2 of said plat of BDSP – Scenic Loop Rd;

THENCE, South 44°14'46" East, along the existing northeast right-of-way line of said I.H. 10, the southwest line of said Lot 2, a distance of 122.08 feet to the southwest corner of said drainage channel easement;

THENCE, North 10°45'14" East, departing said right-of-way line, over and across said Lot 2 and said Lot 1, along the west line of said drainage channel easement, a distance of 318.60 feet to a point on the north line of said Lot 2, the south line of said Lot 4, at the southwest corner and the POINT OF BEGINNING of herein described Tract 2, from which a found ½ inch iron rod with a yellow cap marked “Pape-Dawson” bears South 89°14'35" West, a distance of 9.63 feet. Said point being 461.0 feet right of and at a right angle to I.H. 10 existing alignment station 81+67.1 and having surface coordinates of N 13,824,805.83 and E 2,062,679.02;

THENCE, departing the common line between said Lot 1 and said Lot 4, along the west and north line of said drainage channel easement, over and across said Lot 4, the following courses and distances:

- (1) North 10°45'14" East, a distance of 37.40 feet to a point;

0.0304 Acre Easement Tract  
Job No. 7787-05  
Page 2 of 4

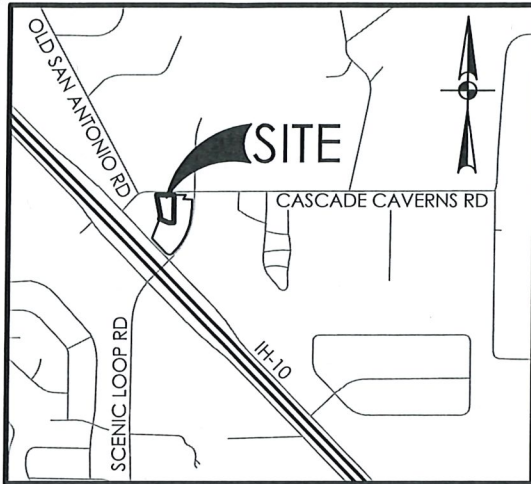
- (2) South 79°14'46" East, a distance of 38.04 feet to a point on the east line of said Lot 4, the west line of Lot 3 of said plat of BDSP – Scenic Loop Rd;
- (3) THENCE, South 00°02'28" East, along the common line of said Lot 4 and said Lot 3, over and across said drainage channel easement, a distance of 10.47 feet to a point on the east line of said drainage channel easement;
- (4) THENCE, South 10°45'14" West, departing said common line, along the east line of said drainage channel easement, over and across said Lot 4, a distance of 18.97 feet to a point on the north line of said Lot 1, the south line of said Lot 4;
- (5) THENCE, South 89°14'35" West, along the common line between said Lot 1 and said Lot 4, over and across said drainage channel easement, a distance of 40.82 feet to the POINT OF BEGINNING, and containing 0.0304 of an acre (1,323 square feet) in the City of Boerne, Kendall County, Texas.

Note: An exhibit of even date was prepared in conjunction with this tract description under job number 7787-05 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.,  
DATE: May 20, 2021  
JOB NO. 7787-05  
DOC. ID. N:\CIVIL\7787-05\WORD\7787-05 - TRACT 2.docx







### LOCATION MAP

NOT TO SCALE

#### LEGEND:

- IH 10 INTERSTATE HIGHWAY 10  
 N.T.S. NOT TO SCALE  
 DR DEED RECORDS OF KENDALL COUNTY, TEXAS  
 OPR OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
 OR OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS  
 PR PLAT RECORDS OF KENDALL COUNTY, TEXAS  
 ● FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"  
 ○ CALCULATED POINT  
 --- TRACT BOUNDARY LINE  
 --- ADJACENT PROPERTY LINE  
 --- EXISTING EASEMENT LINE  
 ○ CLEAN OUT  
 CONG. CONCRETE  
 → GUY GUY WIRE  
 ○ PSB PEDESTRIAN SIGNAL BOX  
 □ PULLBOX  
 RCP REINFORCED CONCRETE PIPE  
 SS SANITARY SEWER MANHOLE  
 SIGN  
 □ TSB TRAFFIC SIGNAL BOX  
 TRP TRAFFIC POLE  
 UP UTILITY POLE



5-20-2021

#### NOTES:

- THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017 APPLIED.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

#### OWNERSHIP INFORMATION:

- [A] LOT 1, LOT 2 AND LOT 3, BDSP - SCENIC LOOP RD  
 DOCUMENT NO. 353459, PR  
 BRAZOS DE SANTOS PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP  
 FROM JOSEPH LEE LITTLE AND NORMA L. LITTLE  
 VOLUME 1264, PAGE 52, OPR  
 JUNE 2, 2011
- [B] LOT 4, BDSP - SCENIC LOOP RD  
 DOCUMENT NO. 353459, PR  
 KTB DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
 FROM BRAZOS DE SANTOS PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP  
 DOCUMENT NO. 354627, OR  
 APRIL 5, 2021

#### EXISTING EASEMENT INFORMATION:

- (E1) 0.340 ACRE DRAINAGE CHANNEL EASEMENT  
 STATE OF TEXAS  
 FROM HERBERT P. EDMUNDSON AND WIFE,  
 LIDA ARNOLD EDMUNDSON  
 VOLUME 83, PAGE 192, DR  
 AUGUST 11, 1961
- (E2) VARIABLE WIDTH PRIVATE  
 DRAINAGE EASEMENT  
 DOCUMENT NO. 353459, PR
- (E3) VARIABLE WIDTH  
 UTILITY EASEMENT  
 DOCUMENT NO. 353459, PR
- (E4) 15' UTILITY EASEMENT  
 DOCUMENT NO. 353459, PR
- (E5) 55' ACCESS EASEMENT  
 DOCUMENT NO. 353459, PR
- (E6) VARIABLE WIDTH  
 ACCESS EASEMENT  
 DOCUMENT NO. 353459, PR

#### EXHIBIT OF

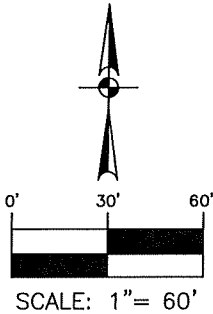
A 0.0304 ACRE (1,323 SQUARE FEET) TRACT OF LAND BEING A PORTION OF AN EXISTING 0.340 OF AN ACRE DRAINAGE CHANNEL EASEMENT DESCRIBED IN A DEED EXECUTED ON AUGUST 11, 1961 FROM HERBERT P. EDMUNDSON AND WIFE, LIDA ARNOLD EDMUNDSON TO THE STATE OF TEXAS, RECORDED IN VOLUME 83, PAGE 192 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, BEING IN LOT 4 OF THE PLAT OF BDSP - SCENIC LOOP RD RECORDED IN DOCUMENT NO. 353459 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.



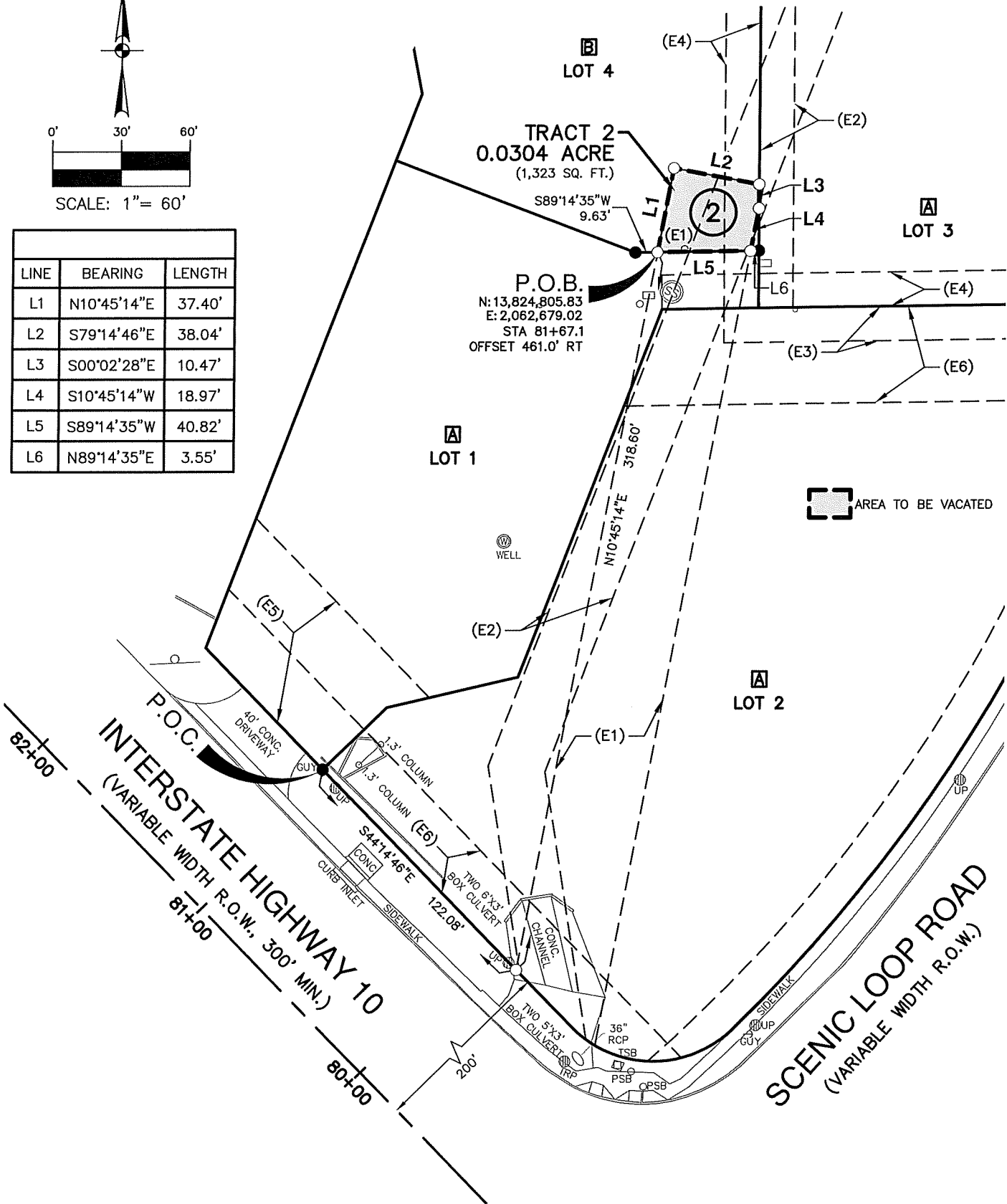
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

#### EXHIBIT OF TRACT 2

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			HIGHWAY NO.
6	KENDALL	TEXAS	MAY, 2021			IH 10
DIST.			CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
15		CSJ	0072	06	027	3 OF 4



LINE	BEARING	LENGTH
L1	N10°45'14"E	37.40'
L2	S79°14'46"E	38.04'
L3	S00°02'28"E	10.47'
L4	S10°45'14"W	18.97'
L5	S89°14'35"W	40.82'
L6	N89°14'35"E	3.55'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
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EXHIBIT OF  
TRACT 2

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			HIGHWAY NO.
6	KENDALL	TEXAS	MAY, 2021			IH 10
DIST.			CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
15		CSJ	0072	06	027	4 OF 4